



**McEwan Fraser Legal**

Solicitors & Estate Agents

01383 660 570

# 3 Inzievar Courtyard

DUNFERMLINE, KY12 8HB



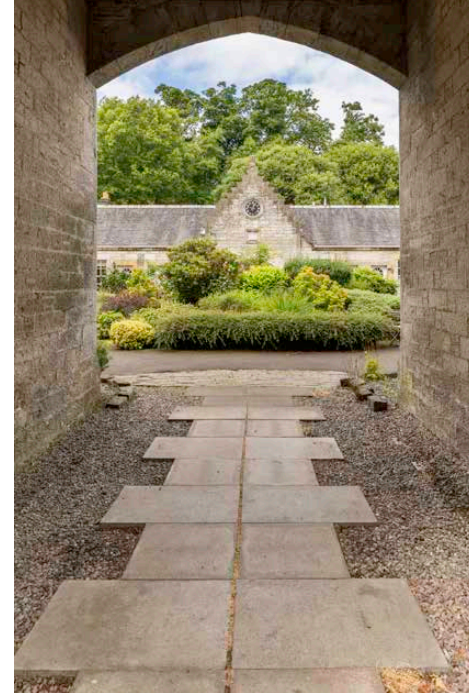
# 3 Inzievar Courtyard

DUNFERMLINE, KY12 8HB

Inzievar Courtyard enjoys a hideaway setting off the A907 between the villages of Cairneyhill and Comrie, located approximately three miles west of Dunfermline. There are local amenities in nearby Oakley and Carnock such as primary schooling, pubs/ restaurants and shops.

The historic town of Dunfermline is only a short drive away where one can find an excellent choice of shops, services and entertainment facilities as well as a farmers' market every month. Inzievar is conveniently situated for commuters, with the Forth and Kincardine Bridges within easy reach.

Commuting distances - Edinburgh 20 miles, Glasgow 35 miles and Stirling 20 miles. Local railway networks are close at hand with stations at Dunfermline, Rosyth, Inverkeithing and Alloa connecting you to all major cities.





# 3 Inzievar Courtyard

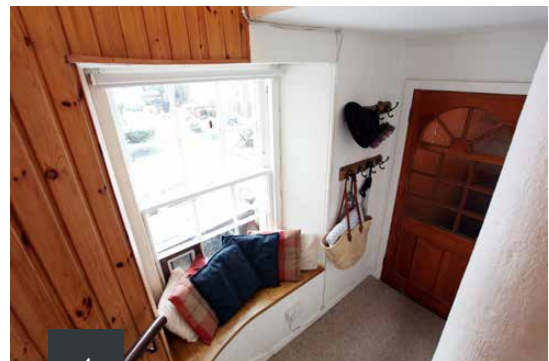
DUNFERMLINE, KY12 8HB

This well presented upper villa is full of charm and character situated within a most desirable courtyard setting.

The property offers spacious and flexible accommodation with a delightful spiral staircase leading up to the welcoming reception hall. The lounge is situated at the end of the long hallway within a prominent position with space for dining. The recently refurbished kitchen has new appliances and a wealth of modern floor and wall mounted units and is flooded with natural light from the windows.

Also, there are two spacious double bedrooms, both offering room for free-standing furniture if required. The modern three-piece family bathroom with shower over completes the accommodation on offer. The property is heated by electric heating and has sash cased windows throughout the property and also benefits from a large firewood storage and a large shed.

The seven-acre gardens surround the property and have been carefully nurtured over the years. Off-street parking is provided to the front.

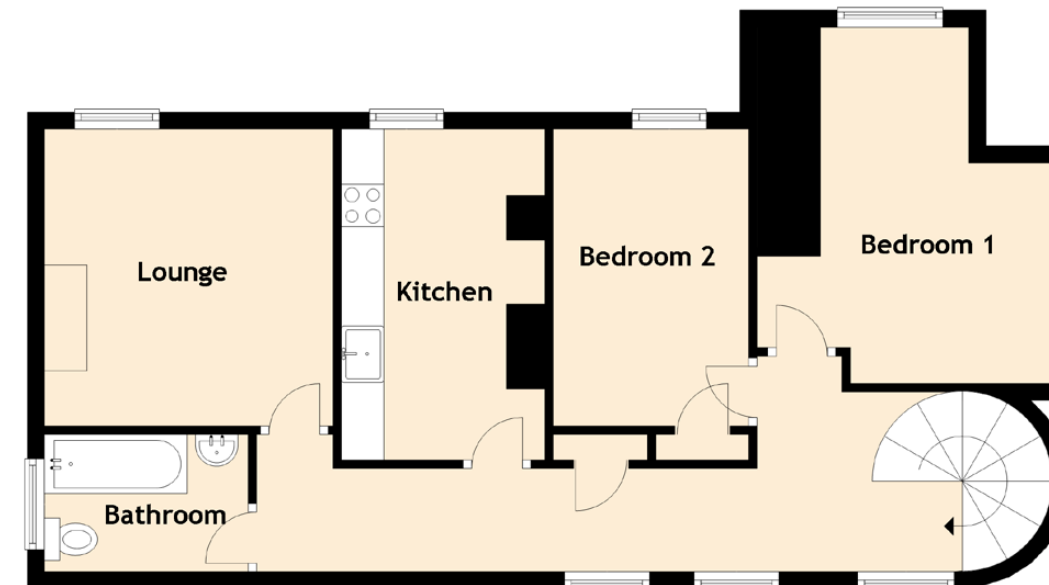
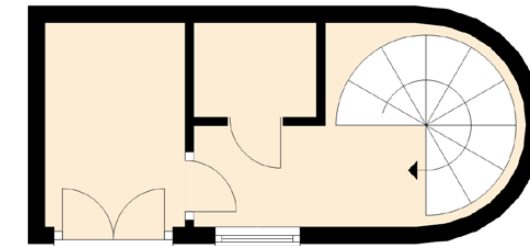






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



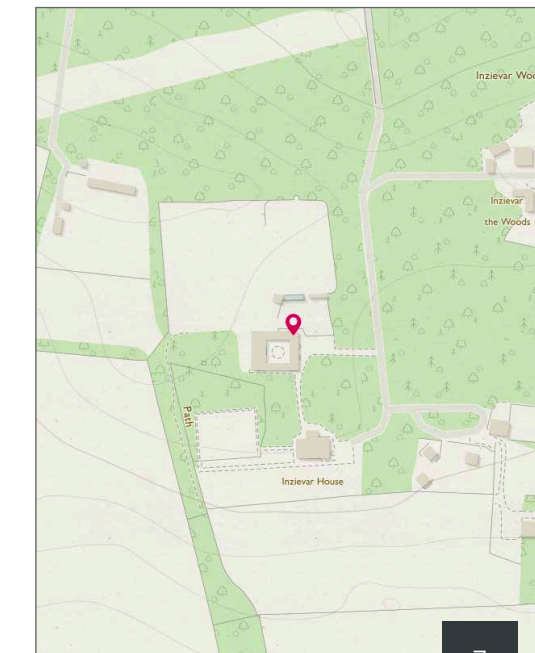
Approximate Dimensions  
(Taken from the widest point)

Lounge	3.50m (11'6") x 3.40m (11'2")
Kitchen	4.00m (13'1") x 2.40m (7'10")
Bedroom 1	4.23m (13'11") x 3.44m (11'4")
Bedroom 2	3.15m (10'4") x 2.30m (7'7")
Bathroom	2.50m (8'2") x 1.45m (4'9")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds and integrated appliances.







  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents

Tel. 01383 660 570  
 www.mcewanfraserlegal.co.uk  
 info@mcewanfraserlegal.co.uk

**Part  
 Exchange  
 Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JAY STEIN**  
 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer